

REVISIONS:  
REV. 1/14/00

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.8070

BRIGGS RANCH  
PRELIMINARY OVERALL DEVELOPEMENT PLAN

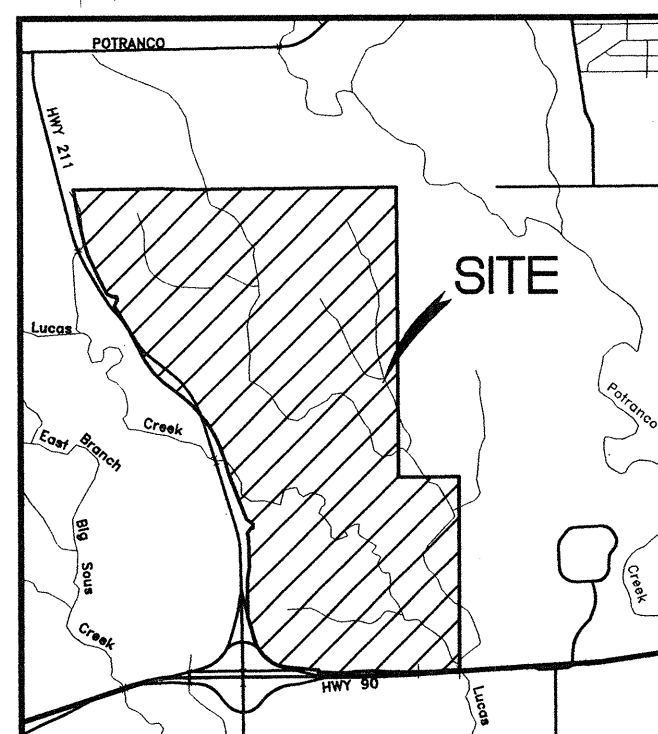
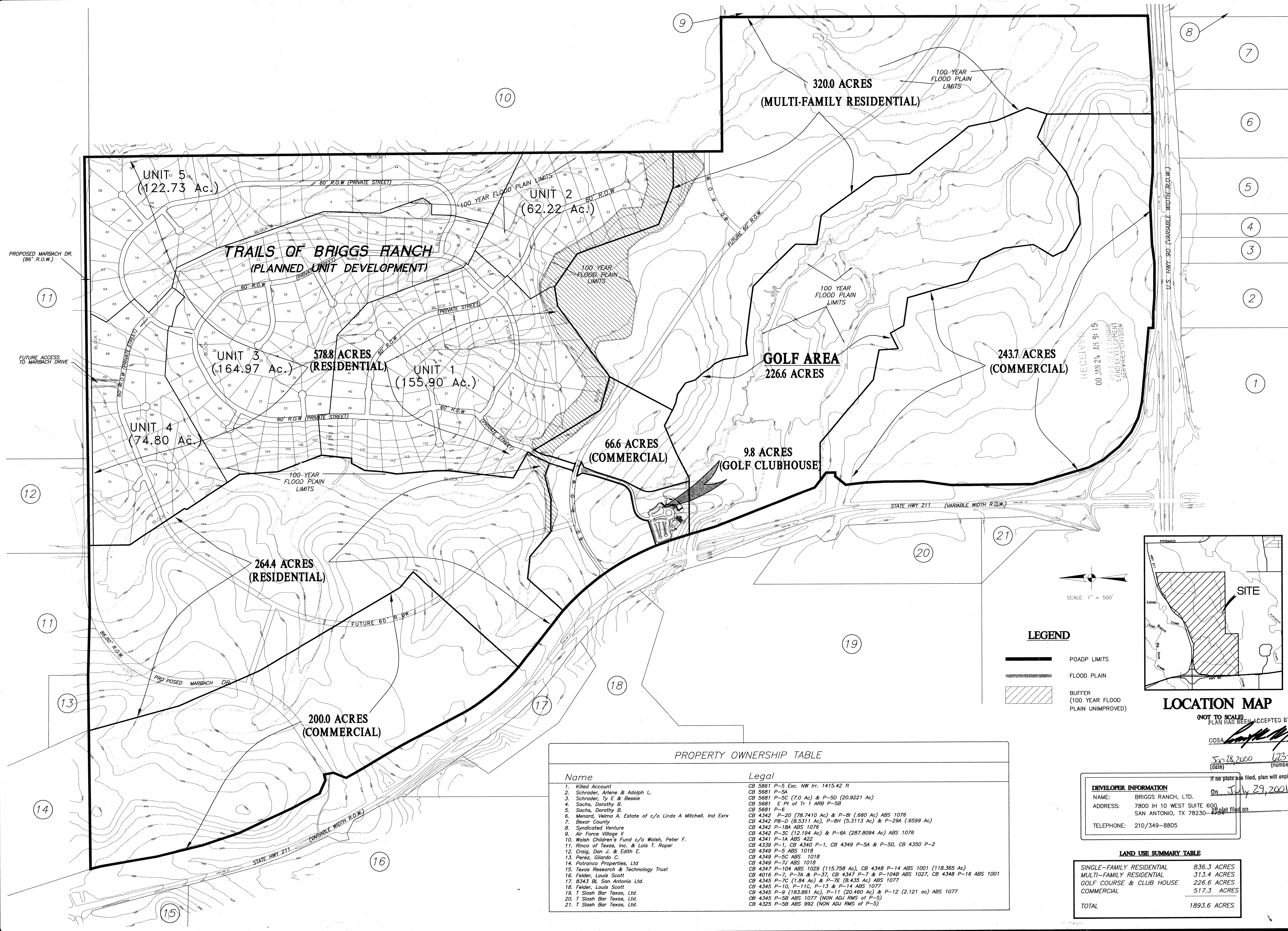
JOB NO. 4519-03

DATE JULY, 1999

DESIGNER SEY

CHECKED S.E. DRAWN RJA

SHEET 1 OF 1



LOCATION MAP

NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY

GOSA

On 7/28/2000 (date)

623-A (number)

If no plat is filed, plan will expire

On July 29, 2001

DEVELOPER INFORMATION

NAME: BRIGGS RANCH, LTD.

ADDRESS: 7800 IH 10 WEST SUITE 600

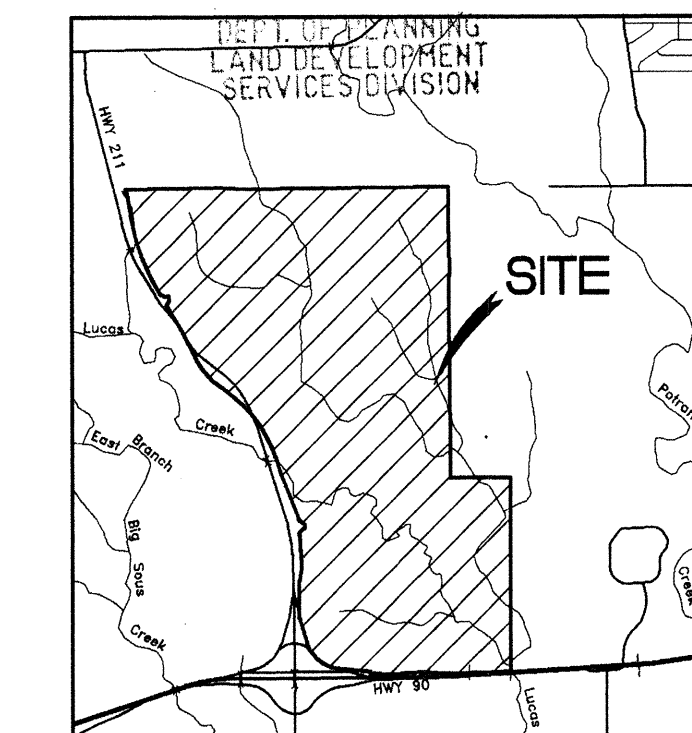
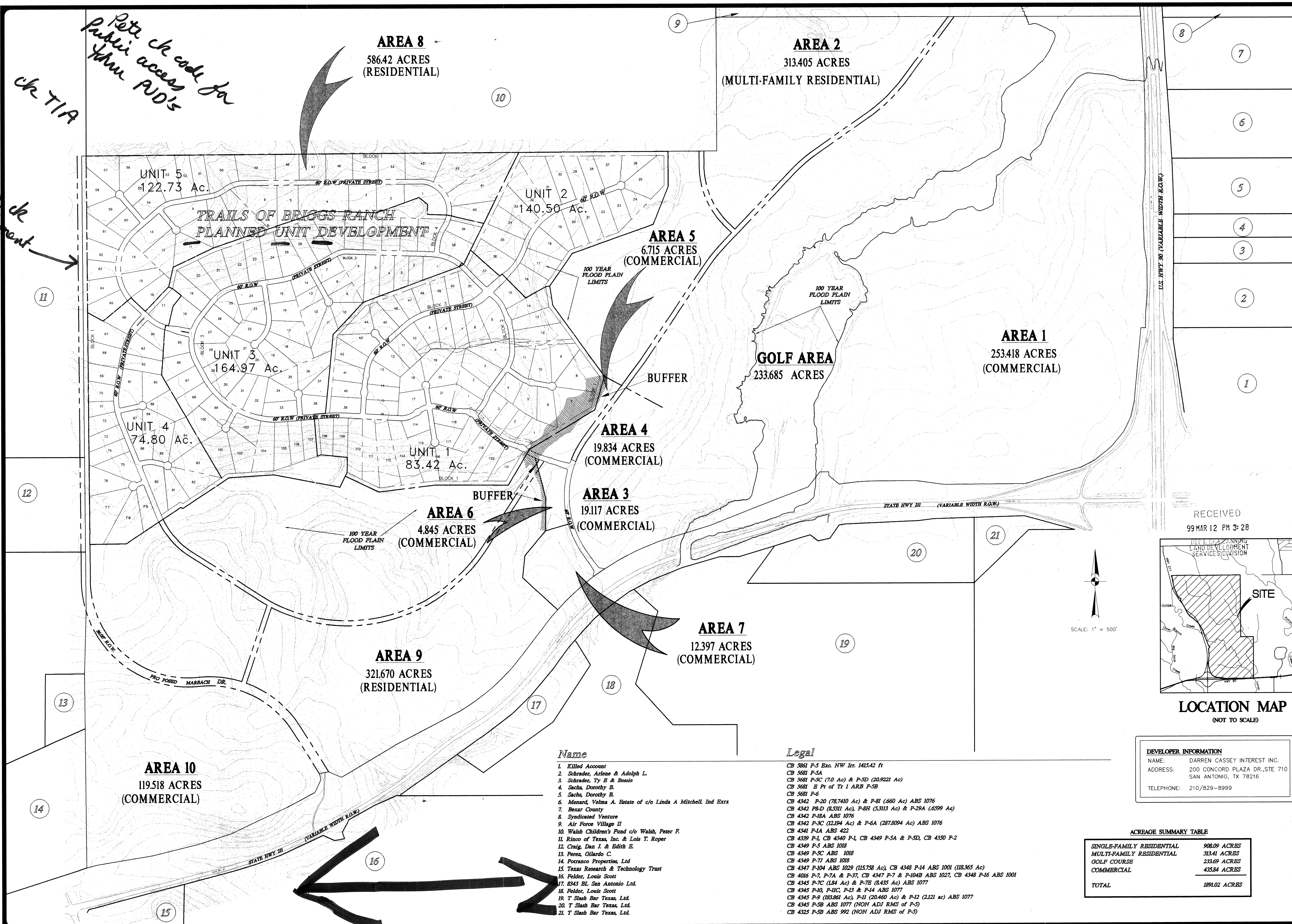
SAN ANTONIO, TX 78230-2734

TELEPHONE: 210/349-8805

LAND USE SUMMARY TABLE

SINGLE-FAMILY RESIDENTIAL	836.3 ACRES
MULTI-FAMILY RESIDENTIAL	313.4 ACRES
GOLF COURSE & CLUB HOUSE	226.6 ACRES
COMMERCIAL	517.3 ACRES
TOTAL	1893.6 ACRES





RECEIVED  
99 MAR 12 PM 3:28

**DEVELOPER INFORMATION**  
NAME: DARREN CASSEY INTEREST INC.  
ADDRESS: 200 CONCORD PLAZA DR., STE 710  
SAN ANTONIO, TX 78216  
TELEPHONE: 210/829-8999

ACREAGE SUMMARY TABLE	
SINGLE-FAMILY RESIDENTIAL	908.09 ACRES
MULTI-FAMILY RESIDENTIAL	313.41 ACRES
GOLF COURSE	233.69 ACRES
COMMERCIAL	435.84 ACRES
<b>TOTAL</b>	<b>1891.02 ACRES</b>

Name	Legal
1. Killed Account	CB 3061 P-5 Exc. NW 1/4 Sec. 14 T15S42 E1
2. Schrader, Arlene & Adolph L.	CB 5081 P-5A
3. Schrader, Ty B & Bessie	CB 5081 P-5C (7.0 Ac) & P-5D (20.9221 Ac)
4. Sachs, Dorothy B.	CB 5081 E Pt of Tr 1 ARB P-5B
5. Sachs, Dorothy B.	CB 5081 P-6
6. Menard, Velma A. Estate of c/o Linda A Mitchell, Ind Exrx	CB 4342 P-20 (78.7410 Ac) & P-81 (660 Ac) ABS 1076
7. Bexar County	CB 4342 P-8D (8.5311 Ac), P-8H (3.3113 Ac) & P-29A (.6599 Ac)
8. Syndicated Venture	CB 4342 P-18A ABS 1076
9. Air Force Village II	CB 4342 P-3C (12.194 Ac) & P-6A (287.8094 Ac) ABS 1076
10. Walsh Children's Fund c/o Walsh, Peter F.	CB 4341 P-1A ABS 422
11. Rincoo of Texas, Inc. & Lois T. Roper	CB 4339 P-1, CB 4340 P-1, CB 4349 P-5A & P-5D, CB 4330 P-2
12. Craig, Dan J. & Edith E.	CB 4340 P-5 ABS 1018
13. Perez, Gilardo C.	CB 4340 P-5C ABS 1018
14. Potranco Properties, Ltd	CB 4340 P-7 ABS 1018
15. Texas Research & Technology Trust	CB 4347 P-104 ABS 1029 (115.758 Ac), CB 4348 P-14 ABS 1001 (118.365 Ac)
16. Felder, Louis Scott	CB 4016 P-7, P-7A & P-37, CB 4347 P-7 & P-104B ABS 1027, CB 4348 P-16 ABS 1001
17. 8343 BL San Antonio Ltd.	CB 4345 P-7C (1.84 Ac) & P-7E (8.435 Ac) ABS 1077
18. Felder, Louis Scott	CB 4345 P-10, P-11C, P-13 & P-14 ABS 1077
19. T Slash Bar Texas, Ltd.	CB 4345 P-9 (183.861 Ac), P-11 (20.460 Ac) & P-12 (2.121 ac) ABS 1077
20. T Slash Bar Texas, Ltd.	CB 4345 P-5B ABS 1077 (NON ADJ RMS of P-5)
21. T Slash Bar Texas, Ltd.	CB 4325 P-5B ABS 992 (NON ADJ RMS of P-5)

REVISIONS:

**PAPE-DAWSON ENGINEERS**  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

**BRIGGS RANCH  
(PLANNED UNIT DEVELOPMENT)  
PRELIMINARY OVERALL DEVELOPEMENT PLAN**

JOB NO. 4519-03  
DATE JANUARY, 1999  
DESIGNER SEY  
CHECKED SE DRAW RJA  
SHEET 1 OF 1

# 623 A



## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: January, 1999 Name of POADP: Briggs Ranch Subdivision  
Owners: Briggs Ranch Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 200 Concord Plaza Dr, Suite 710 Address: 555 E. Ramsey  
San Antonio, Texas 78216 San Antonio, Texas 78216  
Phone: (210) 829-8999 Phone: (210) 375-9000  
Existing zoning: Bexar County Proposed zoning: Bexar County  
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 18 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: N/A  
Ferguson map grid 644: F1, F2  
645: A1, C4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>350</u>	<u>908.09</u>
Multi-family (MF)	<u></u>	<u>313.40</u>
Commercial and non-residential	<u></u>	<u>669.53</u>

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name N/A No.

Name N/A No.

Name N/A No.

Contact Person and authorized representative:

Print Name: Steven D. Eklund, P.E.

Signature: 

Date:

Phone: (210) 375-9000

Fax: (210) 375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; N/A
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Todd Sang @ (210)207-7741; *(In Progress)*
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8053;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: STEVEN D. EKLUND Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

January 28, 2000

Tom Carter, P.E.

Pape Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Briggs Ranch

POADP # 623 - A

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Briggs Ranch Subdivision Preliminary Overall Area Development Plan # 623 - A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- Marbach Road is a Secondary Type A Major Thoroughfare, and will require 43' of ROW dedication as well as construction.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



Mr. Carter  
Page 2  
January 28, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais", is written over the typed name.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Jeanette Jay, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

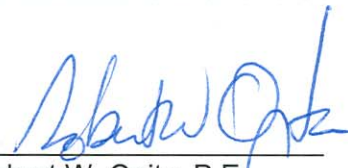
SUBJECT: Briggs Ranch POADP Level 3 T.I.A.

Date: January 6, 2000

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Briggs Ranch POADP located on the northeast corner of Loop 1604 and SH 211. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of 500 single-family detached houses, a 36 hole golf course, 600,000 square feet of shopping center, 350,000 square feet of office park, and 200,000 square feet of research and development center. Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual and Pape-Dawson Engineers, Inc., this development is expected to generate 3,623 peak hour trips. Incorporating common access between the developments, these trips will be distributed through three major access points onto SH 211 and Loop 1604.

*The Engineering and Traffic division encourages the developer to work closely with the City of San Antonio and TxDOT in the design of all access points associated with this development.*



Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.  
City Engineer

## Jeannette Jay

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**From:** Todd Sang  
**Sent:** Wednesday, October 06, 1999 7:54 AM  
**To:** Jeannette Jay  
**Subject:** RE: Briggs Ranch

J,  
I spoke with Bill White from Pape Dawson **several** months ago...around the beginning of the year. He was supposed to send me a preliminary Level 3 TIA. I have not received anything as of yet. This development requires an extensive traffic study...*We're looking at an additional 14,536 vehicles during the weekday with this proposed development.* This should not be taken lightly.  
Call me if you have any questions  
Todd  
207-7741

-----Original Message-----

**From:** Jeannette Jay  
**Sent:** Tuesday, October 05, 1999 11:19 AM  
**To:** Todd Sang; Pete Vega; Fernando DeLeon; Bill Telford; Robert Opitz  
**Subject:** Briggs Ranch

I still have a pending POADP for Briggs Ranch (northeast corner of Hwy 90 and Hwy 211). One was originally submitted in January of this year but was denied because of 'connectivity'. A revised plan was submitted in March. I showed this to the committee in August, I still have not heard anything on it. Pape Dawson is calling for the status. I am at a loss. Please help me with this. Just where is it? What is holding it up?

*J. Jay, Planner !!  
Land Development Services  
Planning Dept.  
210-207-7889  
or this e-mail*



**FAX**



**To:** Elizabeth Carol

**Fax:** 207-4441

**Date:** 2-2-00

**Re:** Briggs Ranch

**Total Pages** (Including Cover): 3

**Comments:**

Elizabeth – attached is the POADP application for Briggs Ranch

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*Confidentiality Note:* The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ **For Approval**    ☒ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**From:** Drake Thompson

**Project No.:** 4519.03

**CC:**

**PAPE-DAWSON ENGINEERS, INC.**

CMD: 260 PLAT: 1999000168 NAME/KEY: TRAILS AGENCY: \_\_\_\_\_

=====

PLAT NBR: 1999000168 PLAT NAME: TRAILS OF BRIGGS RANCH U-1

APPLICATION DATE:	2 18 1999	EXPIRATION DATE:	2 17 2001
REPLAT PUBLIC HEARING DATE:	__ __ __	REPLAT EXPIRATION:	__ __ __
DEFERRAL APPROVAL DATE:	__ __ __	DEFRL NOTFC DATE:	__ __ __
NOTIFICATION DATES:	__	DEFRL EXP DATE:	__ __ __

FILING DATE:	__ __ __	FILING EXPIRATION:	__ __ __
PC DATE:	__ __ __	APPROVED(Y/N):	__
DIRECTOR DATE:	__ __ __	APPROVAL EXPIRATION:	__ __ __
POSTPONEMENT/WITHDRAWAL:	__ __ __	TIME EXT EXPIRATION:	__ __ __
		DATE TIME EXT GRANTED:	__ __ __

COUNTY STATUS (A/D/P):	__	DATE:	__ __ __
RECORDATION DATE:	__ __ __	VOL:	__
PC NOTES:	_____	PAGE:	__

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
'PF3' MENU

623-A



CMD: 260    PLAT: 1999000285    NAME/KEY: TRAILS    AGENCY: \_\_\_\_\_

=====

PLAT NBR: 1999000285    PLAT NAME: TRAILS OF BRIGGS RANCH U-1A

APPLICATION DATE:	5	5	1999	EXPIRATION DATE:	5	4	2001
REPLAT PUBLIC HEARING DATE:	___	___	___	REPLAT EXPIRATION:	___	___	___
DEFERRAL APPROVAL DATE:	___	___	___	DEFRL NOTFC DATE:	___	___	___
NOTIFICATION DATES:	___	___	___	DEFRL EXP DATE:	___	___	___

FILING DATE:	___	___	___	FILING EXPIRATION:	___	___	___
PC DATE:	___	___	___	APPROVED (Y/N) :	___	___	___
DIRECTOR DATE:	___	___	___	APPROVAL EXPIRATION:	___	___	___
POSTPONEMENT/WITHDRAWAL:	___	___	___	TIME EXT EXPIRATION:	___	___	___
				DATE TIME EXT GRANTED:	___	___	___

COUNTY STATUS (A/D/P):	___			DATE:	___	___	___
RECORDATION DATE:	___	___	___	VOL:	___		
PC NOTES:				PAGE:	___		

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

'PF3' MENU

CMD: 220 PLAT: 1999000168 NAME/KEY: TRAILS AGENCY: \_\_\_\_\_

PLAT NBR: 1999000168 PLAT NAME: TRAILS OF BRIGGS RANCH U-1

ICL(Y/N): N

TOWN CODES: \_\_\_\_

COUNTY CODE: \_\_\_\_

PARKLAND/GREENBELT/OPEN SPACE: N  
OVER EDWARDS RECHARGE ZONE: YOVER OR ADJACENT TO LANDFILL: N  
WITHIN FLOOD PLAIN: Y

WATER SERVICE:

BMWD \_\_\_\_

SEWER SERVICE:

SEP \_\_\_\_

LINEAR FEET OF NEW STREETS: PUBLIC: 7324.00 PRIVATE: \_\_\_\_\_

LAND AREA TYPE:	<---ADDED--->		<---VACATED--->	
	LOTS	ACRES	LOTS	ACRES
SINGLE FAMILY	32	67.49	____	____
NON SINGLE FAMILY	____	____	____	____
PUBLIC DEDICATION	____	____	____	____

'230' NAMES

'240' FEES

'PF3' MENU

335-6700  
3839

156 acres on  
plat Mike has  
10 sheets

All Briggs Ranch

Briggs 465 3-17-95

\* Briggs Ranch 526 9-20-96

8-13-99

Briggs Ranch working !!!

#623 was disappeared

1-29-99

3-22-98

there is another



99 JAN 9 1:00 PM

POSTED  
10-17-01  
David

Δ-3-2-2

